


Parcel I.D. #: 58-13-1-12-2-004-015

Send Tax Notice To: Gerardo Mauricio Sandoval  
804 Hillsboro Lane  
Helena, AL 35080

  
20170313000084010 1/3 \$117.00  
Shelby Cnty Judge of Probate: AL  
03/13/2017 12:02:52 PM FILED/CERT

**WARRANTY DEED**  
**Joint Tenancy With Right of Survivorship**

Shelby County, AL 03/13/2017  
State of Alabama  
Deed Tax: \$96.00

STATE OF ALABAMA     )  
                                      )  
COUNTY OF SHELBY    )

Know all men by these presents, that in consideration of the sum of Ninety-Five Thousand Nine Hundred Dollars and 00/100 (\$ 95,900.00), the receipt of sufficiency of which are hereby acknowledged, that **Gerardo Mauricio Sandoval**, and **Laura Sandoval**, a married couple, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Gerardo Mauricio Sandoval**, and **Laura Sandoval** a married couple, and **Mauricio Ashley Sandoval Garcia**, a single man, hereinafter known as the GRANTEE;

*Lot 30, according to the survey of Cahaba Manor Townhomes, Third Addition, as recorded in Map Book 7, Page 158, in the Office of the Judge of Probate of Shelby County, Alabama.*

Subject to any and all easements, rights of way, covenants and restrictions of record.

THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR HEREIN.

This deed was prepared with the benefit of a title search conducted by Shelby County Abstract & Title Company, Inc., under policy number S-12-19701, and a survey was not performed. The legal description was taken from that certain instrument recorded in Instrument # 20080108000011120, in the Probate Judge's Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEE as joint tenants, with right of

survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 10 Day of MARCH, 2017.

Gerardo Mauricio Sandoval  
**Gerardo Mauricio Sandoval**  
Grantor

Laura Sandoval  
**Laura Sandoval**  
Grantor

STATE OF ALABAMA     )  
  )  
COUNTY OF SHELBY    )


I, the undersigned, a Notary Public in and for said State, do hereby certify that *Gerardo Mauricio Sandoval*, and *Laura Sandoval*, a married couple, whose names are signed to the foregoing conveyance, and who are personally known to me, acknowledged before me and my official seal of office, that they did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 10 Day of MARCH, 2017.

[Signature]  
NOTARY PUBLIC  
My Commission Expires: 18 March, 2020

This Instrument Prepared By:

Clint C. Thomas, P.C.  
Attorney at Law  
P.O. Box 1422  
Calera, AL 35040

  
20170313000084010 2/3 \$117.00  
Shelby Cnty Judge of Probate, AL  
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# Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name GERARDO & LAURA SANDOVAL  
Mailing Address 804 Hillsboro Ln.  
HELENA, AL 35080

Grantee's Name GERARDO, LAURA & MARCELO SANDOVAL  
Mailing Address 804 Hillsboro Ln.  
HELENA, AL 35080

Property Address \_\_\_\_\_

Date of Sale 3/3/17

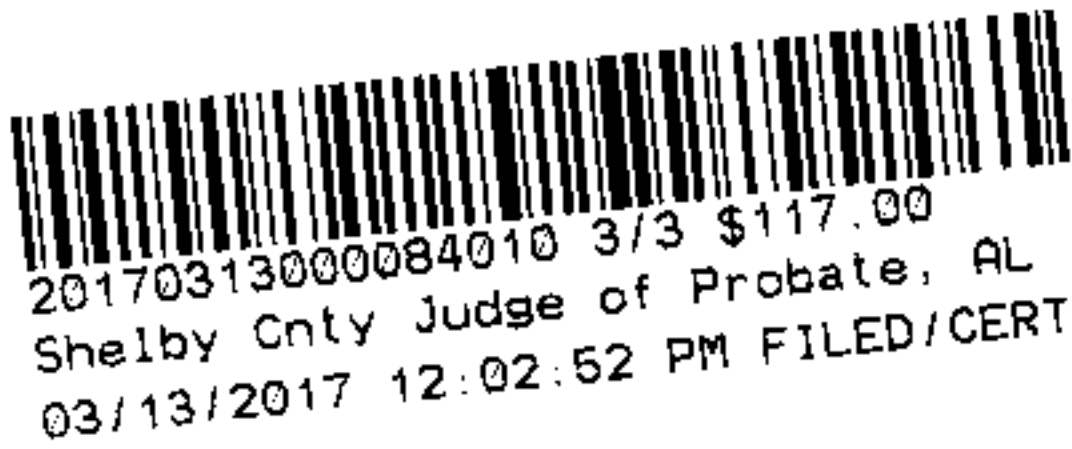
Total Purchase Price \$ \_\_\_\_\_

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ 95,900.00



The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☒ Other TAX RECORDS

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

## Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 3/3/17

Unattested

(verified by)

Print Gerardo Marcio Sandoval

Sign Gerardo Marcio Sandoval

(Grantor/Grantee/Owner/Agent) circle one